

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	857-859 Broadway Ave.	Date:	June 9, 2015
Perm. Parcel No:	813-19-006	Use District:	B-2
Present Occupancy:	2 Dwelling Units	Permitted Occupancy:	2 Dwelling Units
Owners Name:	Richard Mirossay	Maximum Occupancy:	4 persons per unit
Mail to:	6414 Painesville Warren Rd. Concord, OH 44139	Property:	Legal Conforming [] Legal Non-Conforming [X] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**REQUIRED MAINTENANCE ITEMS:**

1. Remove all trash, rubbish, garbage or debris on property, especially around house, shed and along fence.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal or vinyl.

**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed and divert 3' away from structure.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. Replace all boarded-up windows with new replacement windows.
4. Completely remove and reconstruct the front porch divider between the units with new, weather-resistant materials.
5. All exterior light fixtures must be properly maintained and operate normally.
6. All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails at front porch, **both units.**
7. Trim all trees, bushes and/or shrubbery on the property, especially off house and roof and front steps.
8. Cut and maintain the grass on a regular interval on this property.
9. Remove or replace the landscape timbers on the front and side of the house and parking lot.
10. Remove and clean all flower beds of weeds and debris.
11. Scrape and paint all iron storm/screen doors.
12. Repair/replace concrete retaining wall in front of units.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT**

Inspector: **Robert Brown**

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**PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS**

1. Re-seal coat asphalt parking lot and seal cracks after removing weeds.

**GENERAL ELECTRICAL ITEMS:**

1. Breaker and fuses must be the correct size for the gauge of the wiring on each circuit. Fuses cannot be larger than 20amp (#12wire); 15amp (#14 wire) – All knob/tube systems (15amp).
2. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses. **BOTH UNITS**
3. All lights, outlets and switches must operate properly and must not be damaged, broken or loose. Electrical devices may not be painted. Replace all electric outlets and switches as described.
4. Install EMC under kitchen sink in both units and **857** basement ½ bath.
5. Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
6. Install all light fixture globes throughout both units or replace light fixtures throughout.

**GENERAL PLUMBING ITEMS:**

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under kitchen sink in both units. Replace kitchen drain in **857**.
3. Replace all globe gas valves throughout both units.
4. Cap open gas line in basement of **857**.
5. Install correct no-hub adaptor and remove washer drain and install full size clean out for sewer.
6. Install shower head in basement shower.

**GENERAL HVAC ITEMS:**

1. Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Both units.

**BASEMENT ITEMS:**

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs at **857** unit needs 1 ½" clearance.
3. The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed. **857**
4. Scrape and paint the basement walls with block-filler paint.

**KITCHEN ITEMS – BOTH UNITS:**

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen and dining room area.
2. Clean, repair and disinfect the kitchen cabinets. Or replace the kitchen cabinets.

**857 - BATH ITEMS:**

1. Flooring must be smooth and water-tight. Install a new floor.
2. Repair the tub surround to make it sanitary and water tight.
3. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
4. Caulk base of toilet leaving 1/2" in rear without caulk.
5. Caulk backsplash of sink.

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**857 - BASEMENT BATH:**

**NOTE:** Remove toilet and lavatory sink, this room does not meet the ceiling height requirement.

**859 - BATH ITEMS:**

1. Flooring must be smooth and water-tight. Install a new floor.
2. Showers and tubs must have water repellant walls. Seal all gaps between tub/floor.
3. Repair the tub surround to make it sanitary and water tight. Around window scrape and paint trim.
4. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
5. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl caps.
6. Caulk backsplash of sink.
7. Replace vanity.

**859 - BASEMENT BATH ITEMS:**

1. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl caps.

**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement. **BOTH UNITS**
3. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
4. Install a new smoke detector on all levels and in all sleeping rooms.
5. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**